

**Minutes of a Virtual Meeting of Bradfield Parish Council held on**

**Tuesday 5<sup>th</sup> January 2021 at 7.30pm.**

**Present:** Cllr. A. House (Chairman)  
Cllr. K. Dearing  
Cllr. S. O'Reilly  
Cllr. M. Ashbrook  
Cllr. R. Balsdon  
Cllr. P. Isherwood  
Cllr. P. Henwood  
Mrs. H. Pratt (Clerk)

**Members of the public:** Fiona McPherson, Jon Alderman, Pete Brockway, Paul White.

The Chairman opened the meeting welcoming everyone and wishing everyone a happy, healthy new year.

115. **Apologies.**

Apologies of absence were received and accepted from Cllr. B. Wyatt, Cllr. T. Wale and District Cllr. R. MacKinnon.

116. **Declarations of Interest.**

There were no declarations of interest.

117. **Public Forum.**

117.1 **Planning applications for land north of Stretton Close.**

It was reported by a parishioner that in application 20/02410/RESMAJ for appearance and landscaping of the proposed development there is no information on floor levels and actual heights of the buildings. The proposed dwelling in plot 2 is 2.5m higher than the Stanbrook Close properties and will have the highest ridge height due to land levels. All the properties in Stanbrook Close are approximately 8m tall. In the approved plans, none of the dwellings are shown with roof lights; there are now roof lights in the dwellings on plots 4 and 5. The general height of the dwellings is felt to be out of keeping with the local vernacular.

Application 20/02794/COND3 is for the sustainable drainage of the site. All surface water should be discharged to the north of the site, but on the engineering drawing, there are arrows indicating the direction of water flow on plots 1 and 2 going east towards Stanbrook Close. Additionally, there is no mention of who will be the owner and responsible for the SUDs installation.

Concerns were raised about the flow of surface water and the covenant on the access strip which prohibits the laying of utilities.

117.2 **Planning application 20/02959/FUL for Cherry Orchard, Tutts Clump.**

The applicant commented that the stables on the domestic curtilage have not been used for some years; all the horses are housed in the barn. The applicant is looking to employ someone with experience of carriage horses; in order to find the right person needs to offer accommodation.

117.3 **Presentation for Perpetual Sheild for Christmas Lights.**

The results of the Bradfield Parish Christmas lights competition were announced: first place was awarded to Hollywell Cottage, Rotten Row, second place to Mr. and Mrs. Forrester from The Laffords and third place to Quercus, Rotten Row.

The Harris family at Crips Farm have raised more than £2,200 for the NHS. Thanks, were expressed to all who have taken part.

118. **Minutes of the meeting held on Tuesday 1<sup>st</sup> December 2020.**  
 It was resolved that the minutes of the meeting held on Tuesday 1<sup>st</sup> December was a true record of the meeting and will be signed by Cllr. House.
- 118.1 **Matters arising from the minutes – for information only:**
- 118.1.1 **Bonfire Letters.**  
 Information is still awaited from WBC on the number of letters sent out about the nuisance caused by smoke from bonfires.
- 118.1.2 **Signage for the Height Barrier at the Village Hall.**  
 The Clerk will arrange for the correct signage to be obtained.
- 118.1.3 **Bench by the Pang.**  
 The bench by the Pang needs to be replaced. It is possible that a new bench may be eligible for a Members COVID grant.
- 118.1.4 **Mobile phone signal in the parish.**  
 This issue is currently being considered by the District Councillor.
119. **Planning Applications**
- 119.1 **Planning Applications which WBC has consulted BPC on:**
- 119.1.1 **20/002746/FUL, 20/02729/COND2, 20/02794/COND3 – Land north of Stretton Close.**  
*Construction of temporary site access. To consider conditions for Ecological Mitigation & Management (11), Access Surfacing Arrangements (7) and Sustainable Drainage (10).*  
 It was noted that no individual application contains the complete proposal. The applicant appears to be cajoling WBC into agreeing aspects of the application. It was agreed that BPC **objects** to the application for construction of a temporary site access.  
 It would appear that a shared surface between pedestrians and vehicles is being favourably discussed. This is not considered acceptable by BPC.  
 The developer appears to have decided that based on the most recent ecology report, 5 bat and 5 bird boxes on trees are sufficient and that they don't need to be included in the dwellings.  
 Concern was raised about the potential failure of the SUDs machinery and the resulting water flow to the east of the site and Stanbrook Close. Questions were asked about who will be responsible for the machinery and whether it will be covered by an S106 agreement.  
 Councillors would like to have a meeting with District Cllr. Ross MacKinnon, WBC planning department and the applicant.
- 119.1.2 **20/02844/CERTP – The Gables, Maidenhatch.**  
*Construction of single storey double garage on hard standing.*  
 BPC agreed to **object** to this application on the grounds that the garage is not sited on the domestic curtilage and more closely resembles a shed.
- 119.1.3 **20/02898/FULD – Tudor House, Maidenhatch.**  
*Conversion of buildings (Tudor House annex and pump house) to form 3 no. independent dwellings (1 x two bed, 1 x three bed and 1 x four bed) to include single storey extensions and 2 no side roof dormers to existing annex and two storey extension to former pump house. Section 73A application to vary Condition 2 (approved plans) of planning permission reference 18/01102/FULD.*  
 Whilst BPC believe that retrospective applications are incorrect, they have **no objection** to this application.

- 119.1.4 **20/02917/LBC2 – Bradfield College.**  
*Re-roof pitched roofs including replace existing tiles, timber battens and felt and install insulation and ventilation. Replacement of dormer lead cheeks rainwater goods and snowguards. Overcoating of flat roof. Like for like repairs to hanging tiles, brickwork, stonework, pointing and chimneys and some windows. Replacement of other windows with timber framed single glazed windows to match existing. Internal works including general redecoration, replacement and relocation of sanitary ware and kitchen units, new electrical heating and ventilation system and installation of stud partitions.*  
 BPC has **no objection** to this application.
- 119.1.5 **20/02935/HOUSE – Applecroft, Tutts Clump.**  
*Retrospective application for installation of up and over doors to existing car port.*  
 BPC **objects** to this application on the grounds that a condition of the appeal giving permission for a car port, specifically states that it should not have garage doors fitted.
- 119.1.6 **20/02959/FUL – Cherry Orchard, Tutts Clump.**  
*Use of existing stable block for ancillary residential purposes in association with the main dwelling with minor external alterations.*  
 BPC has **no objection** to this application provided that there is a condition that the accommodation remains ancillary to Cherry Orchard and is not made available to let.
- 119.1.7 **20/03010/LBC2 – Bradfield College.**  
*Re-roofing of pitched roofs above Film Studies and associated works to dormer windows.*  
 BPC has **no objection** to this application.
- 119.1.8 **20/03000/FUL – Bradfield College.**  
*Single storey classroom block for the period 1 August 2021 to 31 July 2022 only.*  
 BPC has **no objection** to this application providing there is a condition specifying the time period.
- 119.2 Planning decisions taken by WBC:
- 119.2.1 **20/02727/COND1 – Land north of Stretton Close.**  
*Approval of details reserved by Condition 9 (Cycle Parking) of Approved Application 17/03411/OUTMAJ: Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered.*  
 This application has been **approved** by WBC.
- 119.2.2 **20/02176/HOUSE – 3 Heath Road.**  
*Proposed single storey rear extension, side dormer extensions to existing roof, following demolition of existing conservatory. Proposed outbuilding in rear garden for garage and home gym, following demolition of existing garage.*  
 BPC **objected** to this application which has been **approved** by WBC.
- 119.3 Planning appeals.  
 There are no updates on either of the applications currently being considered under appeal (20/01631/PACOU - Elmwood Building or 19/03193/FUL – McVeigh Parker).
- 119.4 Planning enforcement matters:
- 119.4.1 **Boot Farm** – This continues to be monitored.
- 119.4.2 **Elmwood Building** – This is now the subject of appeal.
- 119.4.3 **Pumping Station** – No obvious work is being carried out on site; a planning application is awaited.
- 119.4.4 **Hewins Wood Farm** – The use of and installation of the storage containers, and the advertising signage at the entrance will all be reported to WBC enforcement.
120. Highways Matters.
- 120.1 Speeding issues in the parish.

WBC has withdrawn the use of SID due to COVID. The smart SID (operated by WBC) has been in use at Chapel Row but has been operating in ‘ghost mode’ or the batteries are flat.

The poster campaign on Southend Road has now been removed.

121. **Environment.**

121.1 **Defibrillator in Tutts Clump.**

The electrician has been asked to consider the work.

121.2 **Tree at Riverside Cottages.**

Permission for removal of the trees has been approved by WBC, but no action has yet taken place.

122. **Report from District Cllr. Ross MacKinnon.**

District Cllr. MacKinnon has circulated his report for January 2021 to councillors

123. **Correspondence.**

123.1 **Consultation on S106 Change of tenants in Admoor Lane property.**

Following the decision at the December meeting not to support the proposed swap of a tenant in an Admoor Lane property, further evidence has been provided to demonstrate a link to the parish including attendance at the school and a job offer. BPC believe the link with the parish is being engineered to meet the requirements and do not support the swap.

BPC is of the opinion that the current tenant of the property should be offered alternative accommodation by Sovereign Housing Association so that the property can be made available to people on the waiting list with a genuine local connection.

123.2 **Request for support in obtaining Mariner’s Lane Alms House.**

A letter has been received requesting support from BPC in an application for the vacant Mariner’s Lane Alms House. This request has been passed to the Chairman of the Alms Houses Committee. Application forms for the vacant alms house will be sent to those interested.

123.3 **Consultation on the Emerging WBC Local Plan to 2036.**

The Clerk will forward details of this consultation to councillors for discussion at the February meeting.

123.4 **Consultation on the WBC Minerals Plan.**

Cllr. Ashbrook queried the heat and power plant at Chapel Row which is referred to in this document; this is the biogas plant at Hillfoot Farm.

124. **Reports from meetings attended on behalf of the Council.**

124.1 **May Fayre Meeting.**

There is a meeting of the May Fayre committee next week. Given the current situation with the COVID pandemic, the May Fayre is not expected to go ahead.

124.2 **Pang Valley Flood Forum (PVFF).**

Cllr. Isherwood attended the PVFF meeting in December; there was nothing to report.

125. **Finances**

125.1 **Bank Reconciliation to the 5/1/2021.**

The finance report showed a balance of £9,849.77 in the current account once all cheques and lodgements have cleared.

The finance report showed a reconciliation to the current account bank statement dated the 3/12/2020 with a balance of £10,733.86. The business account had a balance of £47,113.58 on the 27/11/2020.

125.2 **List of payments since the last meeting.**

The following payments have been made:

Triangle Management Ltd.	£36.00	Dog waste bin emptying for November.
A.J. House	£36.11	Expenses.

HMRC	£153.40	PAYE.
Helen Pratt	£347.88	Clerk's December salary.
Triangle Management Ltd.	£45.00	Dog waste bin emptying for December.
A.J. House	£31.70	Expenses.

125.3 Budget for FY21/22.

The payment of £3,000 to the Village Hall, shown on the budget as a grant was understood by councillors to be an agreed payment for cutting of the grass on the field behind the Village Hall. The Clerk will move it to the relevant part of the budget. With this adjustment, the budget for FY21/22 was approved.

125.4 Precept for FY21/22.

It was ratified that BPC will raise a precept of £19,000 for FY21/22 in order to support the budget.

126. Round table comments.

126.1 Salt Bins – All bins have been checked. Salt is currently stored in a poly tunnel at Merryfield Farm. A new storage site needs to be found and Cllr. House will speak to Mr. Waters.

126.2 Planning Procedures – Frustration was raised about the WBC planning process whereby planning officers appear to partially agree matters with applicants, prior to consultation.

126.3 Power cuts – Between the 7<sup>th</sup> December 2020 and the 1<sup>st</sup> January 2021, there have been at least 3 power cuts (lasting several hours) to some houses around the Admoor Lane and Cock Lane junctions with Southend Road. These power cuts only affect some properties. It was reported that these are selective power cuts. They include properties with vulnerable people who are dependent on electrically operated devices. It was agreed that the Clerk would follow this up with SSE.

126.4 District Councillor – It was commented upon that it would be nice if District Cllr. MacKinnon could join the meetings.

126.5 Bradfield College Sanitorium – The windows of the top floor of the sanitorium building are boarded up. This is within the conservation area and questions have been asked about whether the boards could be removed.

126.6 Dog waste bin in Cock Lane, near the School – It was reported that the bin is overflowing. The Clerk will contact Triangle Management who are responsible for emptying this bin. The Clerk will also request that Triangle Management invoice the council quarterly.

126.7 COVID Vaccinations – It was noted that some patients registered at Chapel Row Surgery have received their COVID vaccination at Pangbourne Working Mens Club.

126.8 BALC AGM – Cllr. House will attend the BALC AGM on 24<sup>th</sup> February.

127. The meeting concluded at 9.40pm.

**Date of Next meeting: Tuesday 2<sup>nd</sup> February 2021 at 7.30pm.**